

MEETING NOTES

NAME OF GROUP: NEBRASKA CAPITOL ENVIRONS COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, July 27, 2017, 8:00 a.m., Conference Room 214, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Mary Campbell, Gene Crump, Christie Dionisopoulos, Karen Nalow, Ann Post, Jeff Searcy and John Sinclair.

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Teresa McKinstry of the Planning Department; Robert Ripley and Matt Hansen from the Office of the Capitol Commission; and Lynn Johnson from Parks and Recreation.

STATED PURPOSE OF MEETING: Nebraska Capitol Environs Commission Meeting

Chair Jeff Searcy called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Searcy then called for a motion approving the minutes of the meeting held June 22, 2017. Motion for approval made by Campbell, seconded by Crump and carried 7-0: Campbell, Crump, Dionisopoulos, Nalow, Post, Searcy and Sinclair voting 'yes'.

A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER TRINITY UNITED METHODIST CHURCH, 1345 S. 16TH STREET
PUBLIC HEARING:

July 27, 2017

Members present: Campbell, Crump, Dionisopoulos, Nalow, Post, Searcy and Sinclair.

Ed Zimmer stated that the former Trinity Methodist has been purchased by the church at 40th and Sheridan Blvd. They have applied building permits for major work on the building, most of it on the interior. 95 percent is interior, mechanical improvements amongst them. Trinity Daycare will continue to operate. They are replacing the windows on the 1950 daycare portion. They are putting in an aluminum insulated sash. They will be storefront dimension. This will give them the energy efficiency they don't currently have. They aren't changing the size of the openings.

Ripley inquired if the windows are steel sash now. Zimmer believes so. Ripley questioned if the new width of the window frame will be the same as what is there now. There is a light fenestration system. Zimmer believes they are a little heavier. He thinks they will have a

similar appearance. If they were just doing the part facing the parking lot, he would have raised less concern.

Zimmer continued that the applicant is eager for their building permit. The original part of the building is the partly set back on the alley. They added onto the building in 1910. They added onto the west in the 1950's. Each part is distinctive, the main portion with the tower he believes is concrete bricks.

Searcy asked if the same materials are on all of the education wing. Zimmer replied yes. This project is a major investment. They have neighborhood residents who are leaders of this church. They are very invested in the broader neighborhood.

Searcy believes in the past, a cell tower application was approved inside the bell tower. Zimmer replied he was correct.

ACTION:

Campbell moved approval of the replacement windows as presented, seconded by Nalow and carried 7-0: Campbell, Crump, Dionisopoulos, Nalow, Post, Searcy and Sinclair voting 'yes'.

A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2051 K STREET

PUBLIC HEARING:

July 27, 2017

Members present: Campbell, Crump, Dionisopoulos, Nalow, Post, Searcy and Sinclair.

Tom Young stated that they would like to add 50 feet onto the west side of the building to look the same as the current appearance of the building. There is an enclosed parking area for vehicles that are waiting to be worked on, that would be extended. Parking would be extended to the west. There is an issue with zoning. Part of this is in a residential area.

Crump questioned if the addition will be the same height as the existing building. Young replied yes. Crump asked if there will be any more bays. Young replied that this will add more working space inside and another paint booth. They need more space because business is doing well. They store the cars inside that are being worked on.

Campbell wondered if the neighbors have responded in any way. Young stated that across the street is ALLO. Capitol Parkway is a big street. There are apartments across the street. There are no houses left on K Street.

Nalow believes the parking lot will need a special permit. Young stated there are setbacks that need to be maintained. Nalow believes this seems to have more of an ornamental character to the landscaping. Young stated that they can continue what is already there. They would add screening around the parking per design standards.

Zimmer noted that the applicant hasn't brought in the special permit request to extend the parking lot. It is still being worked out. The vehicles being worked on are part of the main business. They are regarded as different from parked cars of staff or customers, which can be addressed by a special permit for parking. Extending the fenced areas for cars being worked on would require a change of zoning district, not just the special permit. However, Zimmer stated he recommends the building addition because it matches the original building previously approved by NCEC. This site is not on a principal view to the Capitol.

Sinclair questioned if a zoning change would take care of the issues. Zimmer believes that would address most of the issues, but has more long-term consequences. Young noted that perhaps a change of zone would be proper in the long run. Sinclair added that the chances of a house being built on the west portion of the block are not very good. Young believes it would be nonexistent.

Searcy questioned if it is the intent to have similar building materials. Young replied that the existing look would continue on the new addition. They want it to look like one building when it is done.

Searcy believes if the parking lot is extended, they would lose a couple of large trees. Young noted they would be happy to replant. They will work with the plantings and what is required.

Sinclair noted that this whole area has changed so much.

Ripley believes this was constructed from a special permit. Zimmer noted this is B-3 zoning with residential on the end. Four lots are commercial, two are residential. Matt Hansen assumes this was all residential at one point. Zimmer replied yes. Searcy recalls the original application for this business was the result of some Antelope Valley relocation at the time. Ripley believes this was one of the last businesses to relocate out of Antelope Valley. He was opposed at the time this was originally suggested. This is within the Capitol Environs District. However, it is there now. Searcy believes the applicant has done a very nice job within the business they have. The proposal is aesthetically consistent with what is there. He recalls the conversations that Ripley does.

Ripley asked if there will be screened parking. Young stated that the damaged vehicles are within a fenced area.

Searcy questioned if there will be an opportunity to revisit the landscape design. Zimmer replied that the applicant isn't proposing the west parking lot at this time. The building falls within the commercial zoning. The application is for the building extension.

Sinclair wondered what could happen if the applicant doesn't request a zoning change. Would it always stay parking? Zimmer stated that commercial parking cannot be located in residential zoning without a special permit or change of zone.

Zimmer stated that the staff recommendation is based on what this commission approved for the original building. The guidelines address proximity as a key characteristic, putting the greatest scrutiny on developments facing Capitol Square or directly adjacent to one of the Malls. This site is near the edge of the district, not on a mall or the Square. All factors say this is a secondary location.

ACTION:

Sinclair moved approval of the 50 foot building expansion, seconded by Nalow and carried 7-0: Campbell, Crump, Dionisopoulos, Nalow, Post, Searcy and Sinclair voting 'yes'.

MISCELLANEOUS:

- Searcy would like an update on Centennial Mall and Standing Bear.

Lynn Johnson believes that the Chief Standing Bear statue is being cast as we speak. Shop drawings have been approved for the granite face. That will take twelve weeks. It won't arrive until September 2017. They are anticipating a dedication date perhaps mid-October. We are waiting to hear on a specific schedule for the granite arrival.

Nalow stated that the contractor has all the drawings. They are just working out the schedule. We have been able to review the shop drawings for the granite base. They just need the shop drawing for the dedication plaque.

Johnson stated that the foundry will apply the cast and help with placement.

- Ripley stated that they continue to meet for the start of HVAC project bids early next year. They hope construction will start early summer next year. Will continue to keep everyone updated.

Ripley is delighted that Administrative Services, through their current director, has undertaken a State perspective 20 year master plan for the Capitol Campus. He is glad they are doing this. Part of the discussion includes the Building Division and Administrative Services that oversees all land across the state. The Building Division is consolidating offices and being more efficient. They are in a final draft form. He anticipates having the plan done in the next couple of weeks. He has given them comments. He suggested they contact others in Environs, businesses, and Planning Dept..

Stacey Hageman believes they have been talking about speaking with the Planning Dept. She hasn't talked to anyone yet.

Ripley believes as soon as the document is completed, he will provide the information. He would hope there is more input from Planning staff. Hageman believes they have been talking with David Cary, Director of Planning.

Campbell wondered if there is any overlapping jurisdiction with what is being proposed. Ripley believes so. He doesn't think they are proposing any massive construction plan at this point. They are trying to consolidate agencies that are in private spaces into State owned spaces. There is no way the State can operate private lease space efficiently. The State Building Division will probably lease a space at cost. State agencies are given money to pay rent to the Building Division. There is considerable savings if the State builds its' own buildings.

- Crump would like an update on the fountains at the Capitol Building. Ripley replied they are very close to completion. The fountains are operating and working fine. The week of August 12, 2017, the sod will go in. There will be minimal landscaping initially. September 22, 2017 at 3:00 p.m. will be the dedication of the fountains. The Capitol Commission will formally turn them on. This will be a kickoff to the weekend of the Nebraska Sesquicentennial. There was a desire has been to line the bowls of the fountains with tile. They are in the process of securing a bid. They are cautiously hoping to get that done. That is the goal. The hope is to have a gold tile at the center that changes in gradient to the outer rim. Another goal is for the tile at the outer rim that changes in gradient as it goes toward the center. Former Legislators obtained the funding for this project. They have an interest in continuing and landscaping the yards. With luck, perhaps we will see a bit of the landscaping in the courtyards return in the next year or so.

Campbell wondered if the tiles were part of the original drawing. Ripley stated that the tiles were a suggestion. This is conceptual. The finishes weren't there on the drawing. The design was done in 1933 or 1934 after the building was finished. The Goodhue firm was aware they wouldn't be completed due to the economy. This has been a fun project.

Searcy offered his thanks on behalf of the Nebraska Capitol Environs Commission and the Sesquicentennial Commission for Ripley's efforts.

- Crump stated that at a past meeting, a Certificate was approved for the University of Nebraska (UNL) to put up towers on the northern end of Centennial Mall. Searcy believes they were proposed as monument pillars. Johnson is not sure this is going forward. There was a conversation between the City and UNL. The decision was made to do a seal between Q Street and R Street. The columns were abandoned. Crump wondered if they will come back with new plans. Johnson replied yes. They met a year ago. Additional fundraising would need to be done. He noted that the University Sesquicentennial is in 2019.

There being no further business, the meeting was adjourned at 8:45 a.m.

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